Town of Porter Plan Commission Meeting Minutes
September 16, 2026

The Town of Porter Plan Commission Meeting was called to order at 7:15 p.m. by Rob Albrecht-Mallinger.

The Pledge of Allegiance was recited

In attendance were Rob Albrecht-Mallinger, James Burge, Tara Duffie, Jim Eriksson, and Mary Burke. Also in attendance were Michael Barry, James Mandon, Attorney Willoughby, and Tammie Sufana, Recording Secretary. Absent from the meeting was Fire Chief Jay Craig and Park Director Brian Bugajski.
A quorum was attained.

Approval of Minutes
Ms. Duffie made a motion to approve the minutes of June 24, 2026, as written, Ms. Burke seconded. Minutes approved 5-0.

Audience Participation

Site Plan

Preliminary Hearing

Public Hearing
The Goat Farm-Saka Enterprises, Kevin Spellacy, 4260 Cooper Rd, Indianapolis, IN requesting a PUD for 301 W US Hwy 20. Mr. Spellacy mentions he has brought some updated material for the commission. Mr. Albrecht-Mallinger comments that he will open public hearing that was continued.
Public Hearing opened 7:16 p.m.-Tanya Smith, 600 W Oak Hill Rd, is in opposition of petition. She has a huge concern with access to property and traffic on US Hwy 20. The proposed developer did not do a traffic study. Traffic at times can be very difficult.

Paul Poparad, 771 Wagner Rd, is in opposition of project. He agrees with Tonia about traffic issue, there is a lot of accidents on US 20 & Wagner Rd. He questions what is the impact on this town with this project. What about the farmers market, and how will it effect the one that goes on now. How many goats will there be. When the traffic lanes are going in, Michael Barry mentions 2030.
Public Hearing closed at 7:26 p.m.

Kevin Spellacy, 4260 Cooper Rd, Indianapolis, provided 7 addendums to application that the board received back in August. The boutique will have a herd of goats(3-5 milking goats) and a couple miniature goats for Agri-tourism. People are looking for experiences. The event center capacity is

200 people. He did a general traffic study and it is about 175 visits a day. The estimates are based on number of units. Mr. Albrecht-Mallinger asks who did traffic study. Mr. Spellacy comments him and chatgpt. Mr. Eriksson asks he is has talked to INDOT, Mr. Spellacy states without a PUD they won't talk to you. He also mentions he hasn't configured the entrance yet. Ms. Duffie asks if he has spoken to Chesterton Utility about lift station capacity. Ms. Burke asks about police and fire what are there thoughts? Mr. Albrecht-Mallinger mentions that items are still open from TAC meeting. Mr. Barry comments petitioner needs a traffic engineer to put recommendations together and address road width. He also comments he contacted Commonwealth and had a sewer study capacity done. Mr. Barry mentions he thinks a traffic study should be done. All building heights are provided, phasing plan provided, site plan is more to scale. He also thinks it needs to be fleshed out more. An IDEM permit for stormwater will be needed and he will need stormwater management on site. He will need a plan for when phases are built. The ordinance needs to be updated to match the plan before whole project will be approved. Mr. Albrecht-Mallinger states a professional traffic study needs to be done and they want accuracy of drawings and topography revised. Mr. Burge mentions he agrees with Ms. Smith and Mr. Poparad with traffic on 20. He would really like INDOT involved about Wagner & 20. He is also concerned with Amoco pipeline going through property and he will have to get approval. Ms. Duffie asks about sewer capacity. Mr. Barry mentions it doesn't exceed capacity with Chesterton, the only thing required is to update to new pumps. Ms. Duffie asks if public would have access to all of it. Mr. Spellacy said yes unless if they put in a pool then that would not be for the public. Mr. Barry mentions that the original version of PUD ordinance needs to be updated.
Mr. Albrecht-Mallinger states code has to say exactly what we agreed to. Commission wants a traffic study and consideration of entrance design. He would like to have an economic study done. He also states that primarily engineering is what you need. Mr. Spellacy states he is just trying to understand the process.
Ms. Burke made a motion to continue this matter at next meeting to either approve or deny to go to council, Mr. Burge seconded. Motion passed 5-0 with roll call vote.

Proposed Rental Unit Ordinance-Mr. Albrecht-Mallinger explains this is the revised ordinance with the changes that were talked about.
Public Hearing opened 8:10 p.m.-Tanya Smith, 600 Oakhill Rd, states the revised ordinance was only posted on Monday and they didn't have much time to go over it. She would like commission to continue this review of revised version. She has a list of some comments they have so far she will send to Mr. Barry.
Public Hearing closed 8:18 p.m.

Mr. Albrecht-Mallinger mentions he respects that you did not have enough time to look at the revised version. Also, short term rentals are not hotels, and he doesn't want to conflict hotels with short term rentals. Mr. Barry mentions that they went through all comments and some are addressed in the revisions. He just finished it on Monday, and he doesn't want them to move forward with it tonight. They are trying to perfect it but not there yet. Everything we did also applies to short-term rentals.

Ms. Duffie made a motion to continue the matter until next meeting, Mr. Eriksson seconded.
Motion passed 5-0 with roll call vote.
appreciate your input. Mrs. Duffie and Ms. Burke agree.

Findings of Fact

Other Business/Old Business
Review of proposed Exterior Lighting Ordinance-

Updates
Update from Town Council
Update from Attorney
Board Comments
Public Comments

Adjournment
Mr. Eriksson a motion to adjourn, Ms. Burke seconded.
Motion passed 4-0.

Pursuant to IC 5-14-1.5-2.9, this meeting was livestreamed to youtube.com/@porterindiana. A recording of the livestream will remain publicly available for a minimum of ninety (90) days following the date of the meeting. Meeting agendas, minutes, and any memoranda, may be viewed at *townofporter.in.gov*

Rob Albrecht-Mallinger, President
Brian Bugajski, Park Director
James Eriksson
Tara Duffie
Mary Burke

Tammie Sufana, Recording Secretary